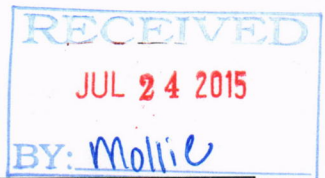


Zoning District Change for Planned Development
City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684



PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: JDJR ENGINEERS & CONSULTANTS, INC. / JIM DEWEY, JR.

Signature: [Signature]

Mailing Address: 2500 TEXAS DRIVE Suite #: 100

City: IRVING State: TX Zip Code 75062

Telephone (972) 252-5357 Fax () _____

Email: jdjr@jdjr.com ; debrac@jdjr.com

OWNER: JAMAL ALOFFE

Signature: [Signature]

Mailing Address: 4148 SLICK ROCK CHASE Suite #: _____

City: EULESS State: TX Zip Code 76040-8538

Telephone (972) 979-3265 Fax () _____

PART 2. PURPOSE OF PROPOSAL

☐ Amend ZONING REGULATIONS contained in section _____

☒ Amend the OFFICIAL ZONING MAP by changing 2.959 acres of land currently zoned R-1
to be zoned PD SINGLE FAMILY

In what ways have conditions changed substantially since the current zoning was set for this property?

How would the proposed amendment promote the public welfare and encourage orderly city development?

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 207 S. PIPELINE ROAD EAST
209 S. PIPELINE ROAD EAST

LEGAL DESCRIPTION: Subdivision Name J.E. WHITENER ESTATE
Block(s) and Lot(s) BLOCK 2, Part of Lot 1, and Lot 2

Survey Name(s): W.G. MATTHEWS Abstract No(s): 1052 Tract(s) _____

PART 4. PRESENT USE OF PROPERTY (Circle One)

VACANT LAND

VACANT BUILDING

SINGLE FAMILY DWELLING

COMMERCIAL

MULTI-FAMILY DWELLINGS

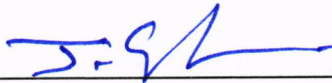
INDUSTRIAL

OTHER: _____

PART 5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent



Date

7/16/15

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
\$500.00	Unelle	7/24/15	15-08-PD	15-20000008

Site Plan Process

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):

207. S. PIPELINE ROAD EAST (north side),
east of S. MAIN

Current Legal Description (abstract and tract number or subdivision, lot, and block):

LOT 2, BLOCK 2, J.E. WHITENER ESTATES
in the W.G. MATTHEWS SURVEY, A-1052

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):

R-1

USE/CONDITIONS/PARKING:

Proposed Use: SINGLE FAMILY SIC Code: 15

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

PROPOSED BUILDING STATISTICS:

Lot Area 2.959 ACRES

Lot Width at Building Line for each Street Frontage 50'

Proposed Building Setbacks:

Front: 20' Rear: 15' Side (left): 5' Side (right): 5'

Gross Building Floor Area _____

Height in Feet to Highest Point _____

Number of Floors _____

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick _____ %	/	Stucco _____ %	/	Other _____ %
Left Side Elevation:	Brick _____ %	/	Stucco _____ %	/	Other _____ %
Right Side Elevation:	Brick _____ %	/	Stucco _____ %	/	Other _____ %
Rear Elevation:	Brick _____ %	/	Stucco _____ %	/	Other _____ %